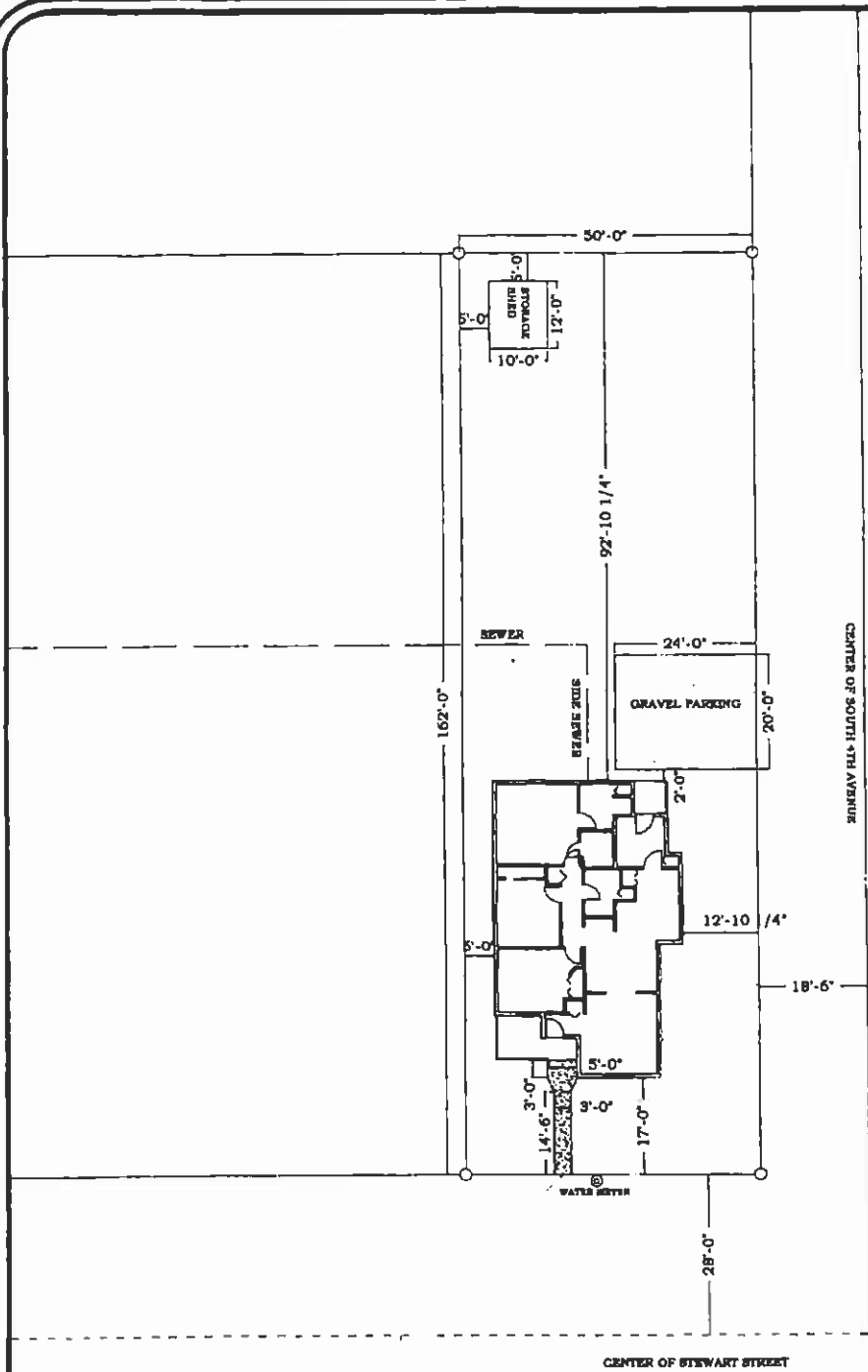


Sample Site Plan



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JUN 22 2004

CITY OF YAKIMA
PLANNING DIV.

SITE PLAN

PARCEL NUMBER 181325-14421

ZONING R-2

NEW CONSTRUCTION
312 STEWART STREET
YAKIMA, WASHINGTON

DANIEL M. LAMB
CITY OF YAKIMA OFFICE OF NEIGHBORHOOD
DEVELOPMENT SERVICES

DATE: JUNE 9, 2004
SCALE: 1/20" = 1'-0"

BUILDING HEIGHT 14'

HOUSE	-----	1,380 SQ. FT.
GARAGE/STORAGE SHED	-----	120 SQ. FT.
PORCH/DECK	-----	124 SQ. FT.
SIDEWALK	-----	68.5 SQ. FT.
TOTAL	-----	1,692.5 SQ. FT.
COVERAGE	-----	21 %

SHEET #:
1 OF 1

15.05.040 – Vision Clearance

A. **Intersections.** All corner lots at unsignalized street intersections or railroads shall maintain, for safety vision purposes, a vision clearance triangle. The vision clearance triangle shall measure fifteen feet by one hundred and twenty feet along the perpendicular lengths formed by three points including:

1. A point at the intersection of the extended curb-lines or pavement edge/travel lanes;
2. A point measured one hundred and twenty feet from the first point, forming a line along the adjacent perpendicular street curb-line or pavement edge/travel lane; and,
3. A point measured fifteen feet from the first point, forming a line.

Nothing within the vision clearance triangle shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between the heights of two and one-half and ten feet above the centerline of grades of intersecting streets (and/or railroads) or the future intersection centerline where improvements are planned with the six year road improvement program, on file in the City Engineering Division. (See Figure 5-1)

B. **Driveway Curb Cuts or Alleys.** This applies only to uses established under the terms. A vision clearance triangle shall be maintained at all driveways, curbcuts, and the intersection of an alley with a public street for vision safety purposes. The vision clearance triangle shall measure fifteen feet along the perpendicular street curb lines or pavement edge, or travel lane of the public-street and fifteen feet along the driveway or alley. The third side of the triangle shall be straight line connecting the fifteen foot sides describe above. No sign or associated landscaping shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets.

Figure 5-1

